

152918

Recording requested by:

And when recorded, mail to:

City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, CA 92522

RECEIVED FOR RECORD  
— Min. Past 12 o'clock —  
At Request of

Whelan Esq.  
Book 1980, Page 152918  
AUG 22 1980

Recorded in Official Records  
of Riverside County, California

Recorded  
D. D. S. Recorder  
FEES \$ 4

This space for Recorder's use

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-32-790 )

Property Owner(s): TAVA LANES INC.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 20, 1980, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

SEE ATTACHED EXHIBIT "A"

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

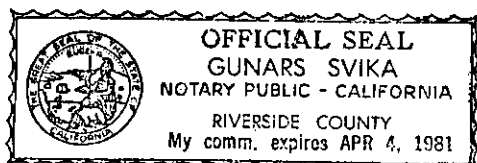
PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

Dated: AUG. 19, 1980

By [Signature]  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
) ss.  
COUNTY OF RIVERSIDE)

On AUG. 19, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL G. GARNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]  
Notary Public in and for said County and State

EXHIBIT "A" TAVA LANES INC.

152918

That portion of the Southeast quarter of the Southeast quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian described as follows:

COMMENCING at the most westerly corner of that certain parcel of land as conveyed to Joe Tavaglione, Sr. et. al., by deed recorded February 16, 1966, as Instrument No. 17739, records of Riverside County, California; said corner being on the easterly right-of-way line of State Highway 91;

THENCE North  $30^{\circ} 45' 05''$  East, along said right-of-way line, a distance of 128.25 feet;

THENCE North  $33^{\circ} 25' 27''$  East, continuing along said right-of-way line, a distance of 125.33 feet;

THENCE North  $37^{\circ} 54' 25''$  East, continuing along said right-of-way line, a distance of 129.51 feet to the true point of beginning;

THENCE South  $60^{\circ} 24' 00''$  East, a distance of 158.00 feet;

THENCE South  $47^{\circ} 01' 38''$  East, a distance of 133.66 feet to the northwesterly line of the right-of-way of the Riverside Water Company Canal;

THENCE Northeasterly along said northwesterly line, on a non-tangent curve concave northwesterly having a radius of 583.50 feet, through an angle of  $20^{\circ} 41' 23''$ , an arc length of 210.70 feet;

THENCE North  $41^{\circ} 49' 40''$  East, continuing along said northwesterly line, a distance of 136.07 feet;

THENCE North  $32^{\circ} 41' 40''$  East, continuing along said northwesterly line, a distance of 141.96 feet;

THENCE Northeasterly continuing along said northwesterly line, on a curve concave northwesterly, having a radius of 367.00 feet, through an angle of  $07^{\circ} 31' 10''$ , an arc length of 48.16 feet to the westerly line of the right-of-way of the Santa Fe Railroad;

THENCE Northerly along said westerly line, on a non-tangent curve concave westerly, having a radius of 1382.69 feet, through an angle of  $07^{\circ} 12' 30''$ , an arc length of 173.96 feet to the southerly line of that certain parcel of land conveyed to Leonard Tavaglione, et. al., as Parcel 4 of deed recorded December 4, 1963 in Book 3548, Page 481 of Official Records of Riverside County, California (the initial radial line bears South  $79^{\circ} 34' 00''$  East);

THENCE North  $56^{\circ} 13' 53''$  West (formerly recorded North  $56^{\circ} 50' 00''$  West), along said southerly line, a distance of 340.39 feet, (formerly recorded 343.00 feet), to said Easterly right-of-way line of State Highway 91;

THENCE Southwesterly along said easterly right-of-way line, on a non-tangent curve concave northwesterly, having a radius of 2000.00 feet, through an angle of  $09^{\circ} 56' 27''$ , an arc length of 347.00 feet; (the initial radial line bears South  $68^{\circ} 15' 06''$  East);

THENCE South  $31^{\circ} 41' 21''$  West, continuing along said easterly right-of-way line, a distance of 295.23 feet;

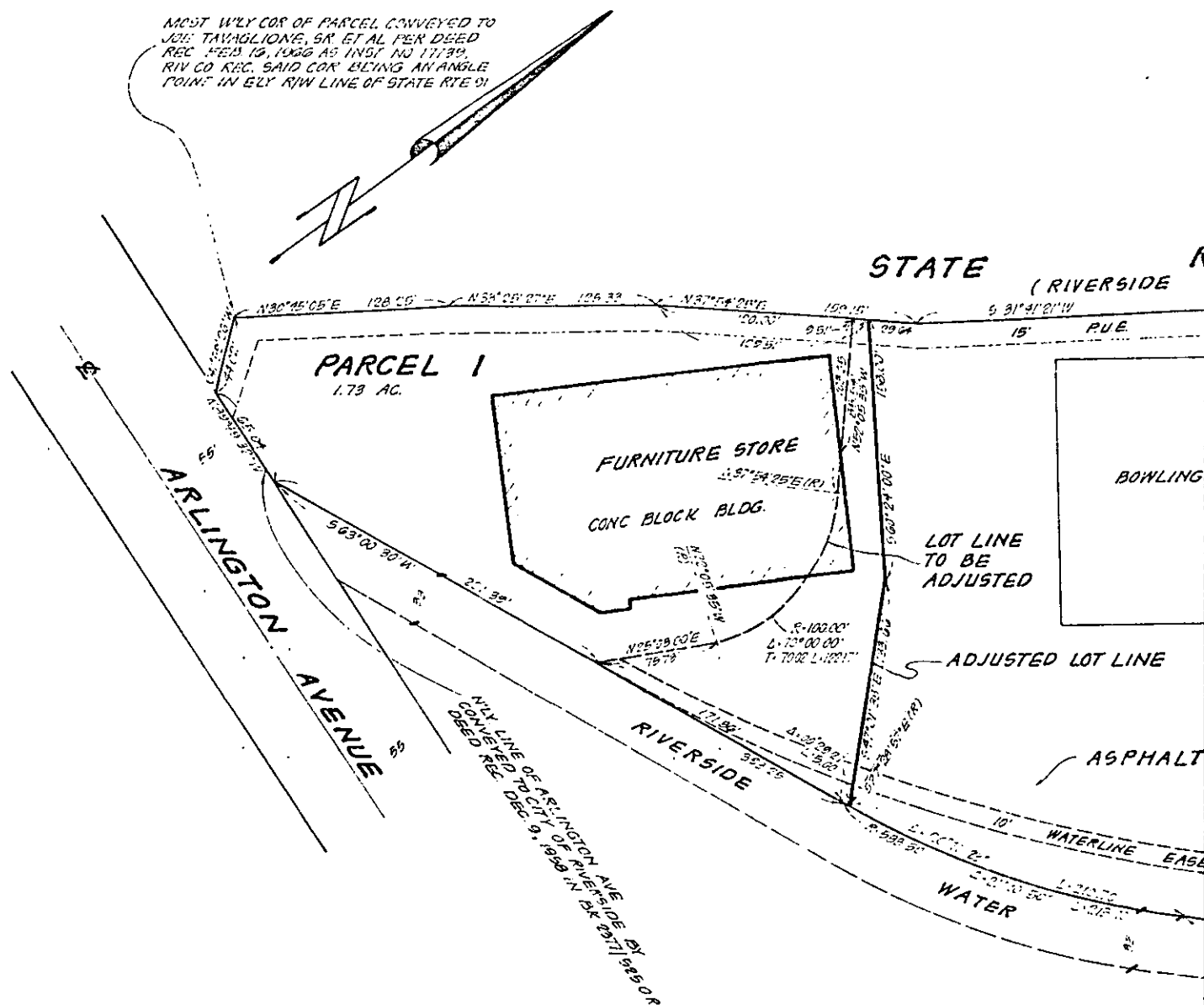
THENCE South  $37^{\circ} 54' 25''$  West, continuing along said easterly right-of-way line a distance of 29.64 feet to the true point of beginning.

The above described parcel of land contains 5.56 acres, more or less.

DESCRIPTION APPROVAL

By *George R. Hutchinson* 8/19/88 JFD  
Surveyor

MOST WLY COR OF PARCEL CONVEYED TO  
JOE TAVAGLIONE, SR ET AL PER DEED  
REC. FEB 10, 1966 AS INST NO 17139.  
RIV CO REC. SAID COR BEING AN ANGLE  
POINT IN ELY RJW LINE OF STATE RTE 91



### OWNER 'A'

LEONARD TAVAGLIONE ET AL  
17280 RANCHERO RD.  
RIVERSIDE, CALIF

### OWNER 'B'

TAKA LANES INC.  
5430 ARLINGTON AVE  
RIVERSIDE, CALIF

### ASSESSOR'S PARCEL NO.

005-810-035  
005-810-034

### ZONING

C30

ROUTE  
RIVERSIDE  
FREEWAY)

91

BOWLING ALLEY

PARCEL 2  
5.56 AC.

SOUTHERLY LINE OF THAT  
CERTAIN PARCEL OF LAND  
CONVEYED TO LEONARD  
TAVAGLIONE AS PARCEL 4 OF  
DEED RECORDED DEC. 4, 1963  
IN BOOK 3548, PAGE 481, O.R.

ASPHALT PAVING

WATERLINE EASEMENT

CO.

CANAL

S. F.

A. T.

IN THE CITY OF RIVERSIDE

## PARCEL MAP WAIVER

OF A PORTION OF THE SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH,  
RANGE 5 WEST, S.B.B. & M.

FEBRUARY 1980

SCALE 1"=60'

J. F. DAVIDSON ASSOCIATES

3426 TENTH ST., RIVERSIDE CALIF. 92501 - PH (714) 986-0044

MAP NUMBER

REVISION

DATE

BY

FOR

FILED TO

DATE

BY

FOR

PMW-32-790

3-20-80

PWD

5752-B

152919

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PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-32-790 )

Property Owner(s): LEONARD TAVAGLIONE, JOSEPH TAVAGLIONE, DOMINIC TAVAGLIONE,  
JAMES TAVAGLIONE,

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 20, 1980, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

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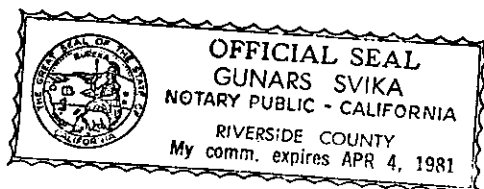
PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

Dated: AUG. 19, 1980

By [Signature]  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
) ss.  
COUNTY OF RIVERSIDE)

On AUG. 19, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARLE G. GACONFE, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]  
Notary Public in and for said County and State

EXHIBIT "A" - TAVAGLIONE ET. AL.

152919

That portion of the Southeast quarter of the Southeast quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian described as follows:

BEGINNING at the most westerly corner of that certain parcel of land as conveyed to Joe Tavaglione, Sr. et. al., by deed recorded February 16, 1966, as Instrument No. 17739, records of Riverside County, California; said corner being an angle point in the easterly right-of-way line of State Highway 91;

THENCE North  $30^{\circ} 45' 05''$  East, along said right-of-way line, a distance of 128.25 feet;

THENCE North  $33^{\circ} 25' 27''$  East, continuing along said right-of-way line, a distance of 125.33 feet;

THENCE North  $37^{\circ} 54' 25''$  East, continuing along said right-of-way line, a distance of 129.51 feet;

THENCE South  $60^{\circ} 24' 00''$  East, a distance of 158.00 feet;

THENCE South  $47^{\circ} 01' 38''$  East, a distance of 133.66 feet to the Northwestern line of the right-of-way of the Riverside Water Company Canal;

THENCE Southwesterly along said Northwestern line, on a non-tangent curve concave northwesterly, having a radius of 583.50 feet, through an angle of  $0^{\circ} 29' 27''$ , an arc length of 5.00 feet ( the initial radial line bears South  $27^{\circ} 28' 57''$  East);

THENCE South  $63^{\circ} 00' 30''$  West, continuing along said northwesterly line, a distance of 393.25 feet to the north line of Arlington Avenue as conveyed to the City of Riverside by deed recorded December 9, 1958 in Book 2377, Page 525 of Official Records of Riverside County, California;

THENCE North  $89^{\circ} 49' 32''$  West, along said North line, a distance of 65.04 feet to said Easterly right-of-way of State Highway 91;

THENCE North  $41^{\circ} 59' 26''$  West, along said easterly right-of-way line, a distance of 44.02 feet to the point of beginning.

The above described parcel of land contains 1.73 acres, more or less.

DESCRIPTION APPROVAL  
By *George Hutchinson* 8/19/80 by JFD  
Surveyor

That portion of Parcel 13 of Parcel Map 12957 as recorded in Book 73 of Parcel Maps, at Pages 91 through 93, inclusive, records of Riverside County, California described as follows:

Commencing at the most southerly corner of Parcel 14 of said Parcel Map 12957;

THENCE North  $67^{\circ} 32' 16''$  East, along the southerly line of said Parcel 14 and 13 a distance of 359.99 feet to the point of beginning of the parcel to be described;

THENCE North  $22^{\circ} 27' 44''$  West, a distance of 180.00 feet to a point on the northerly line of said Parcel 13;

THENCE North  $67^{\circ} 32' 16''$  East, a distance of 163.30 feet;

THENCE Northeasterly on a curve concave to the southeast having a radius of 1070.00 feet, through an angle of  $11^{\circ} 00' 00''$ , an arc length of 205.43 feet;

THENCE North  $78^{\circ} 32' 16''$  East, a distance of 60.65 feet;

THENCE South  $22^{\circ} 27' 44''$  East, a distance of 148.77 feet;

THENCE South  $67^{\circ} 32' 16''$  West, a distance of 427.00 feet to the point of beginning;

The preceding five (5) courses are along the northerly, easterly and southerly lines of said Parcel 13.

DESCRIPTION APPROVAL  
by *George P. Hutchins* 5/1/82 by *DRH*  
Surveyor